

ALTA Commitment (6-17-06)

Appendix F

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COMMITMENT FOR TITLE INSURANCE FORM

SCHEDULE B

SECTION TWO

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of the persons in possession of the Land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.
7. Unrecorded easements, party walls, discrepancies or conflicts in boundary lines, shortages in area and encroachments which would be disclosed by an accurate and complete survey.
8. Roads, ways, streams or easements, if any not shown of record, riparian rights and the title to any filled in lands.
9. Anything to the contrary notwithstanding, this policy does not insure the quantity of land described in Schedule A.
10. Underlying oil, gas and minerals in the insured premises.

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11. Taxes and Assessments for the first half of 2008, listed to Allied Chemical and Dye Corp., as Permanent Parcel No. 36-042-0100.000, amounting to \$3,989.55 plus penalties are now due and delinquent.
Valuation: Land: \$175,690 Improvements: \$16,980 Total: \$192,670

Assessments, Homestead Exemption or Delinquency included in the above amount as follows:
Lawrence/Scioto Solid Waste, \$12.00 first half only

Taxes and Assessments for the first half of 2008, listed to Allied Chemical and Dye Corp., as Permanent Parcel No. 36-042-0200.000, amounting to \$421.77 plus penalties are now due and delinquent.
Valuation: Land: \$20,430 Improvements: \$0.00 Total: \$20,430

Assessments, Homestead Exemption or Delinquency included in the above amount as follows:
NONE

Taxes for the last half of 2008 are a lien not yet due.
Taxes for the year 2009 are a lien not yet due and payable.
12. Easement and Right of Way granted to The Ohio Bell Telephone Company, from Ironton Coke Corporation (by Russell C. Downs), dated March 12, 1980, as recorded in Deed Volume 452, Page 570.
13. Easement and Right of Way granted to Ohio Power Company, from Allied Chemical Corporation, dated December 3, 1976, as recorded in Deed Volume 435, Page 257.
14. Easement and Right of Way granted to Ironton Coke Corporation, from Allied Chemical Corporation, dated May 4, 1977, as recorded in Deed Volume 435, Page 457.
15. Flowage Easement granted to United States of America, from Allied Chemical Corporation, dated November 19, 1962, as recorded in Deed Volume 284, Page 583.
16. Easement and Right of Way granted to Ashland Oil and Refining Company, from Allied Chemical and Dye Corporation, dated June 5, 1952, as recorded in Deed Volume 206, Page 270, with subordination agreement of record in Miscellaneous Book 6, Page 417.
17. Easement and Right of Way granted to Ohio Power Company, from Allied Signal, Inc., dated August 30, 1996, as recorded in Deed Volume 616, Page 36.
18. Easement Right of Way and Agreement granted to Wolohan Lumber Company, from Allied Signal, Inc., dated June 24, 1997, as recorded in Deed Volume 616, Page 575.
19. Easement and Right of Way granted to City of Ironton, Ohio, from Semet-Solvay Company, dated July 24, 1942, as recorded in Deed Volume 167, Page 24.
20. Easement and Right of Way granted to City of Ironton, Ohio, from Semet-Solvay Company, dated May 20, 1941, as recorded in Deed Volume 160, Page 476.
21. Easement and Right of Way granted to City of Ironton, Ohio, from Semet-Solvay Company, dated February 21, 1939, as recorded in Deed Volume 156, Page 106.
22. Easement and Right of Way granted to County of Lawrence, State of Ohio, from Margaret V. Goldcamp and H. I. Goldcamp, wife and husband, dated October 30, 1947, as recorded in Deed Volume 187, Page 180.

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23. Easement and Right of Way granted to Ironton By-Products Coke Company, from Detroit, Toledo and Ironton Railroad Company, dated February 27, 1934, as recorded in Deed Volume 145, Page 79.
24. Easement and Right of Way granted to Allied Chemical and Dye Corporation, from Detroit, Toledo and Ironton Railroad Company, dated July 25, 1947, as recorded in Deed Volume 187, Page 105.
25. Flowage Easement granted to United States of America, from Allied Chemical Corporation, dated January 11, 1963, as recorded in Deed Volume 284, Page 588.
26. Land Use Restrictions by Administrative Order of the Environmental Protection Agency of the United States of America recorded July 9, 1992, in Misc. Volume 12, Page 509.
27. Administrative Order recorded April 28, 1989, in Misc. Volume 11, Page 615.
28. Affidavit of Douglas E. Cade, dated April 27, 2004 and filed in the Auditor's office of Lawrence County, Ohio.
29. FOR INFORMATION ONLY:

The following four cases are considered as pending in the Lawrence County Court of Common Pleas:

1. Case No. 01PI000850, Alfred Ferguson vs. A Best Products Company, et. al., filed November 21, 2001;
2. Case No. 04PI000370, Randy Lambert vs. Anchor Packing Co., et al. filed May 5, 2004;
3. Case No. 04PI000371, Linda Ackison vs. Anchor Packing Co., et al., filed May 5, 2004;
4. Case No. 07PI001107, Michael V. Wagner vs. Anchor Packing Co., DSB, et al., filed November 21, 2007.

End Schedule B - Section Two